144.0	0005	0005.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	779,200 /	779,200
					USE VALUE:	779,200 /	779,200
					ASSESSED:	779,200 /	779,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
46		HIGH HAITH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WING SUSAN/ETAL
Owner 2:	SIEGEN THEODORE A
Owner 3:	
Street 1:	46 HIGH HAITH ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .125 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Vinyl Exterior and 1644 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5445.000	312,500		466,700	779,200
Total Card	0.125	312,500		466,700	779,200
Total Parcel	0.125	312,500		466,700	779,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 473.97 | /Parcel: 473.97

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 94212

GIS Ref

GIS Ref

Insp Date 03/10/18

!11250!

PREVIOUS ASSESSMENT

Parcel ID: 144.0-0005-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	312,500	0	5,445.	466,700	779,200		Year end	12/23/2021
2021	101	FV	303,200	0	5,445.	466,700	769,900		Year End Roll	12/10/2020
2020	101	FV	303,300	0	5,445.	466,700	770,000	770,000	Year End Roll	12/18/2019
2019	101	FV	241,800	0	5,445.	437,500	679,300	679,300	Year End Roll	1/3/2019
2018	101	FV	241,800	0	5,445.	361,700	603,500	603,500	Year End Roll	12/20/2017
2017	101	FV	241,800	0	5,445.	332,500	574,300	574,300	Year End Roll	1/3/2017
2016	101	FV	241,800	0	5,445.	303,300	545,100	545,100	Year End	1/4/2016
2015	101	FV	235,900	0	5,445.	297,500	533,400	533,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:10:53

LAST REV

Date	Time
05/02/18	14:35:46
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 11250

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SIBLEY RICHARD/	26133-213		3/14/1996		239,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/10/2012	1617	Manual	10,349	C				
10/17/2008	1311	Re-Roof	5,650					

ACTIVITY INFORMATION

Date	Result	By	Name
3/10/2018	MEAS&NOTICE	HS	Hanne S
1/22/2009	Entry Denied	336	PATRIOT
12/1/1999	Mailer Sent		
11/18/1999	Entry Denied	256	PATRIOT
11/18/1999	Measured	256	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	94212
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5445		Sq. Ft.	Site		0	80.	1.07	9									466,680						466,700	

Total AC/HA:	0.12500	Total SF/SM:	5445	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	466,680	Spl Credit		Total:	466,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:			
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	171.990
Other Features:	72250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	350314
Depreciation:	37834
Depreciated Total:	312480

COMMENTS

PDAS ENTRY DENIED/EST INT..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

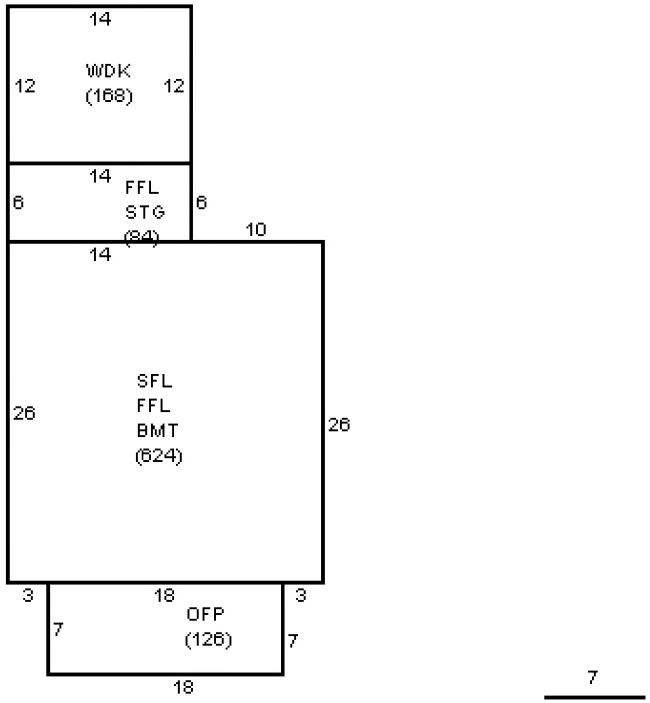
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	171.99
Special Features:	0	Val/Su Net:	133.89
Final Total:	312500	Val/Su SzAd	234.61

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	708	171.990	121,769
BMT	Basement	624	68.370	42,660
SFL	Second Floor	624	171.990	107,322
WDK	Deck	168	11.710	1,968
OFP	Open Porch	126	29.000	3,654
STG	Storage	84	8.210	690

Net Sketched Area:	2,334	Total:	278,063

Size Ad	1332	Gross Area	2334	FinArea	1644

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

144.0-0005-0005.0

IMAGE

AssessPro Patriot Properties, Inc